113.0	0003	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	604,700	/	604,700
USE VALUE:	604,700	/	604,700
ASSESSED:	604,700	/	604,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
130		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEWART KATHRYN
Owner 2:	
Owner 3:	
Street 1:	130 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOULAY GAYLOR P & ANNE-LAURE -
Owner 2:	-
Street 1:	130 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1176 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5338.000	198,000	600	406,100	604,700
Total Card	0.123	198,000	600	406,100	604,700
Total Parcel	0.123	198,000	600	406,100	604,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 514.20 | /Parcel: 514.20

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 71898
GIS Ref:
GIS Ref:
Insp Date: 08/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	198,000	600	5,338.	406,100	604,700		Year end	12/23/2021
2021	101	FV	192,300	600	5,338.	406,100	599,000		Year End Roll	12/10/2020
2020	101	FV	193,000	600	5,338.	406,100	599,700	599,700	Year End Roll	12/18/2019
2019	101	FV	187,900	600	5,338.	400,300	588,800	588,800	Year End Roll	1/3/2019
2018	101	FV	187,900	0	5,338.	307,500	495,400	495,400	Year End Roll	12/20/2017
2017	101	FV	187,900	0	5,338.	290,100	478,000	478,000	Year End Roll	1/3/2017
2016	101	FV	187,900	0	5,338.	266,900	454,800	454,800	Year End	1/4/2016
2015	101	FV	177,300	0	5,338.	249,500	426,800	426,800	Year End Roll	12/11/2014

!8744!

PRINT

Date	Time
12/30/21	07:50:57

LAST REV

Date	Time
01/28/21	11:26:47
mmcmakin	

PAT ACCT. 8744

USER DEFINED

Prior Id # 1:	71898
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOULAY GAYLOR P	76431-425	1	12/15/2020		700,000	No	No		
CARLSON THADDEU	72005-375	1	12/13/2018		555,000	No	No		
PLANTE WALTER,	61938-298		6/4/2013		465,000	No	No		
BAUER JONATHAN	42228-587		3/15/2004		404,500	No	No		
PRUDENTIAL RESI	34329-74		12/5/2001		355,000	No	No		
AHMUTY JOHN R &	34239-71		12/5/2001		355,000	No	No		
SHEA THOMAS/ETA	28912-469		7/31/1998		212,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2019	1016	Heat App	13,308	C				
9/9/2014	1144	Manual	1,895					insulation
12/2/2011	1567	Re-Roof	5,900					
6/3/1996	225	Manual	6,555					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2021	SQ Returned	MM	Mary M
1/12/2021	SQ Mailed	MM	Mary M
5/8/2019	SQ Returned	JO	Jenny O
8/9/2018	MEAS&NOTICE	CC	Chris C
11/25/2008	Meas/Inspect	163	PATRIOT
6/15/2004	MLS	MM	Mary M
2/24/2002	MLS	MM	Mary M
4/8/2000	Inspected	276	PATRIOT
2/4/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5338		Sq. Ft.	Site		0	70.	1.09	6									406,097						406,100	

Total AC/HA:	0.12254	Total SF/SM:	5338	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	406,097	Spl Credit		Total:	406,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.88200176
Adj $ / SQ:	160.745
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	286954
Depreciation:	88956
Depreciated Total:	197998

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

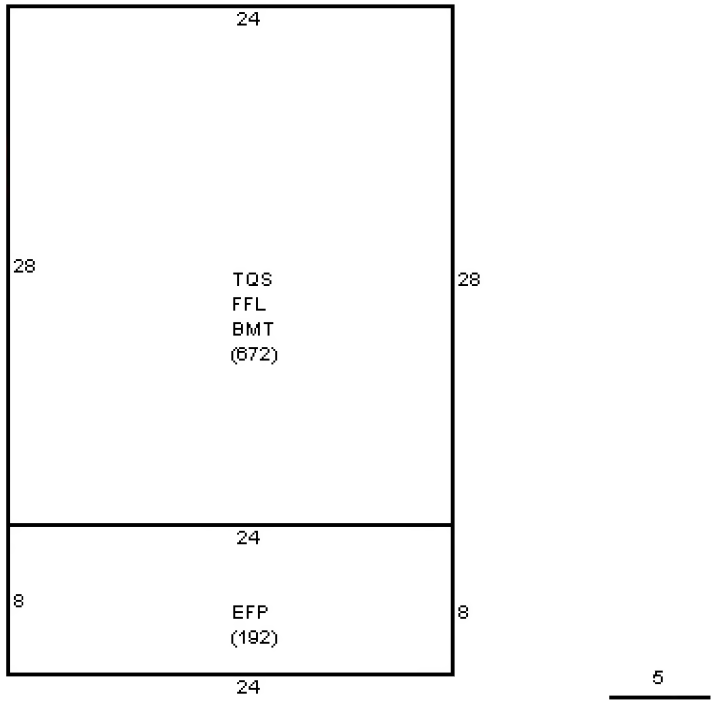
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	160.74
Special Features:	0	Val/Su Net:	97.06
Final Total:	198000	Val/Su SzAd	168.37

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	48.220	32,406
FFL	First Floor	672	160.740	108,021
TQS	3/4 Story	504	160.740	81,015
EFP	Enclos Porch	192	36.520	7,012

Net Sketched Area:	2,040			Total:	228,454
Size Ad	1176	Gross Area	2208	FinArea	1176

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 113.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X15	A	AV	2000	4.75	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600